

**Amendment #4 to Proposed Version 4 of Council Bill (CB) 117781**

Sponsor: O'Brien

***Allow indoor agricultural operations within Industrial General 1 (IG1) zones within Manufacturing and Industrial Centers, only if they were established prior to the effective date of CB 117781, and then only up to a maximum size of 5,000 square feet.***

The proposed legislation would allow indoor agricultural operations, regardless of what is being grown, in the Industrial Commercial (IC), Industrial Buffer (IB), and Industrial General 2 (IG2) zones within the Greater Duwamish and Ballard-Interbay Manufacturing and Industrial Centers (MICs). Indoor agricultural operations would be prohibited in Industrial General 1 (IG1) zones, which make up approximately 46% of Seattle's industrial land. The MICs and industrial zones are shown on the attached map.

This amendment would permit indoor agricultural operations in IG1 zones up to a maximum size of 5,000 square feet, but only if the operation was established prior to the effective date of the legislation. This would prohibit the proliferation of new indoor agricultural operations in IG1 zones, and would limit the existing ones to a smaller size than would be permitted in any other industrial zone category. The amendment would protect existing industrial, maritime, and Port activities in IG1 zones while providing an option for existing agricultural businesses to continue operating there.

The proposed amendment would change Footnote 14 in the table showing permitted and prohibited uses in industrial zones. It is shown below in double underline and double cross outs.

**23.50.012 Permitted and Prohibited Uses**

A. All uses are permitted outright, prohibited or permitted as a conditional use, according to Table A for 23.50.012 and this Section 23.50.012.

B. All permitted uses are allowed as either a principal use or an accessory use, unless otherwise indicated in Table A for 23.50.012.

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<b>Table A For 23.50.012</b>					
<b>Uses in Industrial Zones</b>					
USES	PERMITTED AND PROHIBITED USES BY ZONE				
	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
<b>A. AGRICULTURAL USES</b>					
A.1. Animal Husbandry	X	X	X	X	X

A.2. Aquaculture	P	P	P	P	P
A.3. Community Garden	P(14)	P(14)	P(14)	P(14)	P(14)
A.4. Horticulture	X	X	X	X	X
A.5. Urban Farm	P(14)	P(14)	P(14)	P(14)	P(14)
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Notes to Table A for 23.50.012

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(14) Except within designated manufacturing and industrial centers, where they are permitted only on rooftops and/or as ~~((vertical farming))~~ indoor agricultural operations. Except for indoor agricultural operations established prior to the effective date of this ordinance, indoor agricultural operations are not permitted in the IG1 zone. Indoor agricultural operations within designated manufacturing and industrial centers (excluding associated office or food processing areas) shall not exceed:

a. 5,000 square feet in IG1 zones for indoor agricultural operations established prior to the effective date of this ordinance;

b. 10,000 square feet in IB and IC zones; and

c. 20,000 square feet in IG2 zones, ~~and are prohibited in IG1 zones.~~

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## Map of industrial zones and Manufacturing and Industrial Centers

